

# REAL ESTATE NEWS

## OLD 23D ST. HOTEL IN \$5,000,000 LEASE

Bartholdi Bldg. Rented for 73 Years by Cigar Stores Co.; Other Leases.

The old Bartholdi Hotel building at the southeast corner of Broadway and Twenty-third street has been leased to the Cigar Stores Co. by Mrs. Susan W. Grande d'Almeida for a period of seventy-three years, covering seventy-three years. The aggregate net rental will be in excess of \$5,000,000. The building fronts 102 feet on Broadway and 145 feet on Twenty-third street and the "L" fronts 22 feet on Twenty-second street.

The structure was converted several years ago into an office building. The upper floors are occupied by the American Art Galleries and the ground floor by Dorlin's restaurant. The Cigar Stores Co. has occupied the corner store for some time. Montgomery, Peabody and Grace represented the owner as attorneys and Jerome Elmer the lessee. L. Tannenbaum & Strauss & Co. were the brokers.

### Miscellaneous Renting Deals.

A. A. Hagaman leased third floor in 617 West 42nd street to Louis Destefero and Irving Rubin, and floor, in 59 West Thirtieth street to Max Hart.

Sol Stern leased to Beaumont Velvet Seamen Corporation western store in 233-235 West Forty-sixth street; also in the same building, second floor to Edward B. Marks Music Company. Mr. Stern also leased to Edward B. Marks Music Company basement in the south-west corner Eighth avenue and Forty-eighth street at an aggregate rental of approximately \$150,000.

Richard L. Lee leased in 1595 Broadway, Room 408 to Albert Von Tilzer, music publisher.

Ewing, Bacon & Henry leased second floor in 477 Fourth avenue to Fleitmann & Co.

Hagstrom-Callen Company leased the second floor in 312 Amsterdam avenue to the Burt's Anti-Shyne Mfg. Company.

Maurice Wertheim subleased store in 65 Third avenue to Louis H. Goldberg, haberdasher.

K. Van Winkle rented the west half of the store in 152 West Seventy-second street to the New York Telephone Company; and store in 2129 Broadway, to H. Blumenthal & Co.

Wm. A. White & Sons leased in 43 Exchange place offices to Greene & Hurd and the National Shipping Corporation.

In the Dwelling Market.

Wood, Dolson Company, Inc., through A. J. Rooney, sold to Greenville F. Waterbury the five story, 20 foot dwelling, at 84 Riverside drive, between Eighth and Eighty-first streets.

Duff & Brown Company sold to A. C. Hoffman a four story dwelling, 21x100, at 453 West 144th street.

Apartment and Flat Trading.

Alfred Olenick sold two five story houses, each 25x75, at 70 and 72 East 118th street, to S. S. Roush for the F. Korman estate. Ferdinand Oppenheimer was associate broker.

The New Sanitizer and Denbitter Congregation Rubin Bnai Anon bought from Jennie B. Denbitter a five story tenement with stores, 25x100, at 81 Sherbit street.

Brown, Wheelock Company sold the tenement at 282 East Third street for Merritt H. Smith and the tenement at 222 Avenue A for Henry Allen. The buyers are investors.

Deals Reached in Transfers.

Douglas Mathewson sold to Frank Dobson a five story building, 40x100.5, at 319 East Fifty-third street.

Lawrence Cranford sold to Cora L. Magnus a five story store building, 21x58 1/2, at 45 West Thirty-fifth street.

The Bond and Mortgage Guaranty Company sold to the Academy Improvement Company the lot 25x100, on the west side of Academy street, between Darginsky a four story tenement with stores, 25x58.9, at 356 West Thirty-sixth street.

Mary R. Goelst sold to Richard A. Rutherford a three story tenement, 15x50, at 225 Mercer street.

The Food Company sold to Ruth Schuler a five story flat, 34x100.11, at 224 West 124th street.

Mary G. Duval sold to Jennie Coghlan a three story dwelling, 16x74.11, at 659 West 133rd street.

Frederica E. Denbitter sold to Richard A. Wiesner a four story dwelling, 15x100.10, at 58 Edgemoor avenue.

Lydia B. Kirkbridge sold to Rose V. Brand a three story dwelling, 17x102.3, at 122 East Seventy-fourth street.

Belle B. Bates to Martin Fales a three story dwelling, 15x100.11, at 33 East 123rd street.

Honorable Levy sold to Martin L. Wright a three story dwelling, 17x99.11, at 112 West 128th street.

Loan for New Garden Apartment.

Lawrence, Blake & Jewell have placed for the Kew Courts Apartments, Inc., a building and permanent loan of \$115,000, on the north side of Metropolitan avenue, 125 feet front, of Broadway street, Kew Gardens, for the erection of a four story apartment house, 200x125, to contain twenty-four apartments, with lots of four, five and six rooms.

Recent Buyers at Jackson Heights.

Two dentists of Manhattan have purchased apartments at Jackson Heights as follows: Dr. William St. G. Elliot in 125 Twenty-second street and Dr. Charles Steffen in 148 Twenty-second street. Mrs. Daniel Mahoney of Manhattan has purchased an apartment in 142 Twenty-second street. Miss A. Jones has purchased in 125 Twenty-second street.

Dr. A. W. West, secretary and treasurer of the United Profit Sharing Company, in 125 Twenty-first street.

MARKET NEWS IN BRIEF.

Alfred Somber, formerly with Mark Italsky & Co., has become associated with Herbert B. Kennedy and Morris J. Flols & Eldridge were the brokers.

INSTRUCTION, COLLEGES, & C.

WHY HESITATE TO ENROLL

World's largest and best known. Private income. State price per person. REIDERS, 750 Park Ave., New York.

# REAL ESTATE NEWS

## OLD 23D ST. HOTEL IN \$5,000,000 LEASE

Bartholdi Bldg. Rented for 73 Years by Cigar Stores Co.; Other Leases.

The old Bartholdi Hotel building at the southeast corner of Broadway and Twenty-third street has been leased to the Cigar Stores Co. by Mrs. Susan W. Grande d'Almeida for a period of seventy-three years, covering seventy-three years. The aggregate net rental will be in excess of \$5,000,000. The building fronts 102 feet on Broadway and 145 feet on Twenty-third street and the "L" fronts 22 feet on Twenty-second street.

The structure was converted several years ago into an office building. The upper floors are occupied by the American Art Galleries and the ground floor by Dorlin's restaurant. The Cigar Stores Co. has occupied the corner store for some time. Montgomery, Peabody and Grace represented the owner as attorneys and Jerome Elmer the lessee. L. Tannenbaum & Strauss & Co. were the brokers.

### Miscellaneous Renting Deals.

A. A. Hagaman leased third floor in 617 West 42nd street to Louis Destefero and Irving Rubin, and floor, in 59 West Thirtieth street to Max Hart.

Sol Stern leased to Beaumont Velvet Seamen Corporation western store in 233-235 West Forty-sixth street; also in the same building, second floor to Edward B. Marks Music Company. Mr. Stern also leased to Edward B. Marks Music Company basement in the south-west corner Eighth avenue and Forty-eighth street at an aggregate rental of approximately \$150,000.

Richard L. Lee leased in 1595 Broadway, Room 408 to Albert Von Tilzer, music publisher.

Ewing, Bacon & Henry leased second floor in 477 Fourth avenue to Fleitmann & Co.

Hagstrom-Callen Company leased the second floor in 312 Amsterdam avenue to the Burt's Anti-Shyne Mfg. Company.

Maurice Wertheim subleased store in 65 Third avenue to Louis H. Goldberg, haberdasher.

K. Van Winkle rented the west half of the store in 152 West Seventy-second street to the New York Telephone Company; and store in 2129 Broadway, to H. Blumenthal & Co.

Wm. A. White & Sons leased in 43 Exchange place offices to Greene & Hurd and the National Shipping Corporation.

In the Dwelling Market.

Wood, Dolson Company, Inc., through A. J. Rooney, sold to Greenville F. Waterbury the five story, 20 foot dwelling, at 84 Riverside drive, between Eighth and Eighty-first streets.

Duff & Brown Company sold to A. C. Hoffman a four story dwelling, 21x100, at 453 West 144th street.

Apartment and Flat Trading.

Alfred Olenick sold two five story houses, each 25x75, at 70 and 72 East 118th street, to S. S. Roush for the F. Korman estate. Ferdinand Oppenheimer was associate broker.

The New Sanitizer and Denbitter Congregation Rubin Bnai Anon bought from Jennie B. Denbitter a five story tenement with stores, 25x100, at 81 Sherbit street.

Brown, Wheelock Company sold the tenement at 282 East Third street for Merritt H. Smith and the tenement at 222 Avenue A for Henry Allen. The buyers are investors.

Deals Reached in Transfers.

Douglas Mathewson sold to Frank Dobson a five story building, 40x100.5, at 319 East Fifty-third street.

Lawrence Cranford sold to Cora L. Magnus a five story store building, 21x58 1/2, at 45 West Thirty-fifth street.

The Bond and Mortgage Guaranty Company sold to the Academy Improvement Company the lot 25x100, on the west side of Academy street, between Darginsky a four story tenement with stores, 25x58.9, at 356 West Thirty-sixth street.

Mary R. Goelst sold to Richard A. Rutherford a three story tenement, 15x50, at 225 Mercer street.

The Food Company sold to Ruth Schuler a five story flat, 34x100.11, at 224 West 124th street.

Mary G. Duval sold to Jennie Coghlan a three story dwelling, 16x74.11, at 659 West 133rd street.

Frederica E. Denbitter sold to Richard A. Wiesner a four story dwelling, 15x100.10, at 58 Edgemoor avenue.

Lydia B. Kirkbridge sold to Rose V. Brand a three story dwelling, 17x102.3, at 122 East Seventy-fourth street.

Belle B. Bates to Martin Fales a three story dwelling, 15x100.11, at 33 East 123rd street.

Honorable Levy sold to Martin L. Wright a three story dwelling, 17x99.11, at 112 West 128th street.

Loan for New Garden Apartment.

Lawrence, Blake & Jewell have placed for the Kew Courts Apartments, Inc., a building and permanent loan of \$115,000, on the north side of Metropolitan avenue, 125 feet front, of Broadway street, Kew Gardens, for the erection of a four story apartment house, 200x125, to contain twenty-four apartments, with lots of four, five and six rooms.

Recent Buyers at Jackson Heights.

Two dentists of Manhattan have purchased apartments at Jackson Heights as follows: Dr. William St. G. Elliot in 125 Twenty-second street and Dr. Charles Steffen in 148 Twenty-second street. Mrs. Daniel Mahoney of Manhattan has purchased an apartment in 142 Twenty-second street. Miss A. Jones has purchased in 125 Twenty-second street.

Dr. A. W. West, secretary and treasurer of the United Profit Sharing Company, in 125 Twenty-first street.

MARKET NEWS IN BRIEF.

Alfred Somber, formerly with Mark Italsky & Co., has become associated with Herbert B. Kennedy and Morris J. Flols & Eldridge were the brokers.

INSTRUCTION, COLLEGES, & C.

WHY HESITATE TO ENROLL

World's largest and best known. Private income. State price per person. REIDERS, 750 Park Ave., New York.

## REAL ESTATE AT AUCTION.

### ARTHUR C. SHERIDAN, Auc'tr ABSOLUTE AUCTION TO THE HIGHEST BIDDER, REGARDLESS OF PRICE SATURDAY, DEC. 3RD, at 3 P. M., in large entrance hall of the mansion house "DOWNSBURY"

former country estate of the late COL. EDWARD M. KNOX, founder of the hat firm of KNOX & CO.  
AT RIDGFIELD, CONN.,  
THE SHOW PLACE OF THE ENTIRE SECTION

Large furnished modern residence, all necessary outbuildings, including stabling for 36 horses, together with 300 ACRES beautifully laid out and a PRIVATE RAILROAD SIDING AND STATION (local and express stops, branch line of New York, New Haven and Hartford Railroad) on the property, will be sold at  
70% MAY REMAIN ON MORTGAGE

ILLUSTRATED BOOKLETS FROM AUCTIONEER, 152 B'WAY, N. Y., OR  
WILLIAM J. ROOME & CO., Inc.  
Agents  
177 Madison Ave., New York

## REAL ESTATE-OUT OF CITY.

Westchester-Sale or Rent.

JOSEPH P. DAY, Real Estate Auctioneer, 67 Liberty St., N. Y. Phone CO. 744.

ARTHUR C. SHERIDAN, Real Est. Auction' 132 Broadway, Cort. 128.

JERE JOHNSON, JR., CO., Auctioneers, 193 Montague St., Brooklyn, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$100,000  
To lend permanently on small private dwellings or 2 family houses, within 25 miles of N. Y. City. Mail-order only. No cash. Construction in Bronx, Westchester or Long Island. Principals only. 65 Liberty St., Room 1008.

Money immediately advanced on real estate. Call WALDORE, 15 Park Row, Suite 201-2-3-4.

Mortgage money to loan promptly; quick answers. Call WALDORE, 15 Park Row, Suite 201-2-3-4.

CHANCEY B. GRIFFIN & CO., 15 West 42nd St., New York 10018.

CHOICE NEW RICHMOND HOMES. RICHMOND REALTY CO., 200 North 2nd St., New Richmond, N. Y. Tel. 907, 908 and 990.

COUNTRY ESTATES AND HOMES. Sale or Rent. KENNETH IVES & CO., 17 East 42nd St., New York 10018.

Westchester County Property. Real Estate. E. B. LOCKWOOD, 215 South Beach, Tel. 215 South Beach.

A. M. BOLES, REAL ESTATE, Second Beach, Tel. 215 South Beach.

GREENWICH 100 W. 5th St. Prince & Ripley COUNTRY HOMES, 437 5th St., N. Y.

New Jersey-Sale or Rent.

SMOCK AGENCY, 142 SECOND ST., LAKEWOOD, N. J.

MONTCLAIR NEW YORK'S LEADING REAL ESTATE BROKERS, F. M. CRAWLEY & BROS., 11 E. Brokers, opp. Lackawanna Terminal.

Stoeckel Realty Corp., Jersey City, N. J.

REAL ESTATE WANTED.

LEHMAN CORP., 174 BROADWAY, BUYERS BARAINS IN REAL ESTATE, BUILDINGS, STORES, LOFTS.

FARM PROPERTY.

FREE FARM CATALOG, Describes equipped farms throughout the State, many in commuting zone, others close to seashore, many dairy and grain farms for the relief, farming sections of the State. Prices from \$500 up; call or write for free copy. NEW YORK REAL ESTATE AGENCY, 1541 Nassau St., New York City.

FACTORIES FOR SALE OR RENT.

MANUFACTURERS ATTENTION! Modern manufacturing buildings available in Long Island City, New York, Brooklyn and New Jersey, suitable for any manufacturing purpose.

These properties can be had on very attractive terms and full particulars will be sent to you upon request.

Write us your requirements.

Factory Properties, 112 Madison Ave., New York 10017.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

## REAL ESTATE AT AUCTION.

### ARTHUR C. SHERIDAN, Auc'tr ABSOLUTE AUCTION TO THE HIGHEST BIDDER, REGARDLESS OF PRICE SATURDAY, DEC. 3RD, at 3 P. M., in large entrance hall of the mansion house "DOWNSBURY"

former country estate of the late COL. EDWARD M. KNOX, founder of the hat firm of KNOX & CO.  
AT RIDGFIELD, CONN.,  
THE SHOW PLACE OF THE ENTIRE SECTION

Large furnished modern residence, all necessary outbuildings, including stabling for 36 horses, together with 300 ACRES beautifully laid out and a PRIVATE RAILROAD SIDING AND STATION (local and express stops, branch line of New York, New Haven and Hartford Railroad) on the property, will be sold at  
70% MAY REMAIN ON MORTGAGE

ILLUSTRATED BOOKLETS FROM AUCTIONEER, 152 B'WAY, N. Y., OR  
WILLIAM J. ROOME & CO., Inc.  
Agents  
177 Madison Ave., New York

## REAL ESTATE-OUT OF CITY.

Westchester-Sale or Rent.

JOSEPH P. DAY, Real Estate Auctioneer, 67 Liberty St., N. Y. Phone CO. 744.

ARTHUR C. SHERIDAN, Real Est. Auction' 132 Broadway, Cort. 128.

JERE JOHNSON, JR., CO., Auctioneers, 193 Montague St., Brooklyn, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$100,000  
To lend permanently on small private dwellings or 2 family houses, within 25 miles of N. Y. City. Mail-order only. No cash. Construction in Bronx, Westchester or Long Island. Principals only. 65 Liberty St., Room 1008.

Money immediately advanced on real estate. Call WALDORE, 15 Park Row, Suite 201-2-3-4.

Mortgage money to loan promptly; quick answers. Call WALDORE, 15 Park Row, Suite 201-2-3-4.

CHANCEY B. GRIFFIN & CO., 15 West 42nd St., New York 10018.

CHOICE NEW RICHMOND HOMES. RICHMOND REALTY CO., 200 North 2nd St., New Richmond, N. Y. Tel. 907, 908 and 990.

COUNTRY ESTATES AND HOMES. Sale or Rent. KENNETH IVES & CO., 17 East 42nd St., New York 10018.

Westchester County Property. Real Estate. E. B. LOCKWOOD, 215 South Beach, Tel. 215 South Beach.

A. M. BOLES, REAL ESTATE, Second Beach, Tel. 215 South Beach.

GREENWICH 100 W. 5th St. Prince & Ripley COUNTRY HOMES, 437 5th St., N. Y.

New Jersey-Sale or Rent.

SMOCK AGENCY, 142 SECOND ST., LAKEWOOD, N. J.

MONTCLAIR NEW YORK'S LEADING REAL ESTATE BROKERS, F. M. CRAWLEY & BROS., 11 E. Brokers, opp. Lackawanna Terminal.

Stoeckel Realty Corp., Jersey City, N. J.

REAL ESTATE WANTED.

LEHMAN CORP., 174 BROADWAY, BUYERS BARAINS IN REAL ESTATE, BUILDINGS, STORES, LOFTS.

FARM PROPERTY.

FREE FARM CATALOG, Describes equipped farms throughout the State, many in commuting zone, others close to seashore, many dairy and grain farms for the relief, farming sections of the State. Prices from \$500 up; call or write for free copy. NEW YORK REAL ESTATE AGENCY, 1541 Nassau St., New York City.

FACTORIES FOR SALE OR RENT.

MANUFACTURERS ATTENTION! Modern manufacturing buildings available in Long Island City, New York, Brooklyn and New Jersey, suitable for any manufacturing purpose.

These properties can be had on very attractive terms and full particulars will be sent to you upon request.

Write us your requirements.

Factory Properties, 112 Madison Ave., New York 10017.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.

LONG ISLAND CITY, 1000 sq. ft. to 100,000 sq. ft. ROMAN CALMAN COMPANY, 1000 sq. ft. to 100,000 sq. ft.